

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

**BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005**

NOVEMBER 6, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **TA2002-0001 – CHAPTER 60 (Special Requirements), CHAPTER 20 (Land Uses), CHAPTER 40 (Permits and Applications), AND CHAPTER 90 (Definitions) TEXT AMENDMENTS**
(Request for continuance to November 13, 2002)

This is a request for Planning Commission approval of a City-initiated series of amendments to sections of the Development Code for the implementation of regulations and standards for wireless communications facilities. Wireless communication facilities include, but are not limited to, cellular phone towers, antenna panels and arrays, and satellite dishes. The amendments to Chapter 60 will create a new section, and will modify the special use regulations for height exemptions. The new section in Chapter 60 will establish applicability standards, exemptions, development standards including but not limited to standards for height, setbacks, and design, special study requirements, temporary use standards, collocation standards and standards for abandoned facilities. Text amendments to Chapter 20 (Land Uses), Chapter 40 (Applications), and Chapter 90 (Definitions) are also proposed to support the implementation of the proposed regulations and standards for wireless communications facilities. Amendments to Chapter 20 (Land Uses) are necessary to address the permitted, conditional and prohibited use status of wireless communication facilities in established zoning districts. Amendments to Chapter 40 (Applications) are necessary to identify the applicable permit applications for the different types of wireless communication facilities specified in the new section of Chapter 60. Amendments to Chapter 90 (Definition) are necessary to define key terms specific to wireless communication facilities identified in the new section of Chapter 60.

NEW BUSINESS

PUBLIC HEARINGS

1. **SUNRISE AT COOPER MOUNTAIN**

The following land use applications have been submitted for development of a 69-unit single-family residential project. The subject site is generally located east of SW 166th Avenue, south of Nora Road, northwest of SW Cinnabar Court and SW 163rd Avenue. The site can be specifically identified as Tax Lot 100 on Washington County Assessor's Map 1S1-30DD; Tax Lot 300 on Washington County Assessor's Map 1S1-29CC and Tax Lot 800 on Washington County Assessor's Map 1S1-29C. The site area is further identified as shown on the vicinity and detail maps as provided hereto. The subject properties are zoned R-5 Urban Standard Density and together total approximately 15.8 acres in size. Within the R-5 zone, single-family detached dwellings are permitted outright and a request for Planned Unit Development (PUD) is subject to Conditional Use Permit (CUP) approval. A request for continuance has been received for the Planned Unit Development (CUP2002-0004), the Tree Preservation Plan (TPP2002-0005) and appeal of the Planning Director's decision on the subdivision (original case file no. SB2002-0010, appeal case file no. APP2002-0012) and will be heard by the Planning Commission on December 11, 2002.

A. **CUP2002-0004 (SUNRISE AT COOPER MOUNTAIN – PLANNED UNIT DEVELOPMENT)**

(Request for continuance to December 11, 2002)

The applicant requests approval of a Planned Unit Development for 69 single-family residential lots with lot sizes varying from approximately 3,600 square feet to approximately 15,000 square feet. In addition, the applicant proposes 30 separate tracts of land intended for the purpose of open space, tree preservation, water quality and access. The proposed request for PUD would allow variation to the site development standards of the R-5 zone found in Section 20.05.50. of the Development Code. In taking action on the proposed PUD request, the Planning Commission shall base its decision on the CUP approval criteria for a PUD as listed in Section 40.05.15.3.C. of the Development Code and is subject to review of the special condition criteria as listed in Section 40.05.15.3.D.

B. **TPP2002-0005 (SUNRISE AT COOPER MOUNTAIN – TREE PRESERVATION PLAN)**

(Request for continuance to December 11, 2002)

The applicant requests Tree Preservation Plan approval. A portion of the subject site area is located within a Significant Tree Grove, specifically Grove No. NX1 according to the City's Significant Tree Inventory. Pursuant to Section 40.75.15.1.A.3 of the Development Code, a Tree Preservation Plan (TPP) is required when development is proposed within a significant tree grove. The proposed development plan would remove several trees considered part of grove NX1 while retaining others. The Planning Commission will review the applicant's Tree Preservation Plan together with the overall development plan and shall base its decision on the Tree Preservation Plan approval criteria listed in Section 40.75.15.1.C.3 of the Beaverton Development Code.

2. **TA 2002-0005 - TREE PLAN TWO THRESHOLD TEXT AMENDMENT**

The City of Beaverton has proposed the establishment of a new application threshold in Section 40.90.15 (Tree Plan Two) of the Development Code. Specifically, the City is proposing to establish in Section 40.90.15.2.A (Thresholds), a new application threshold that would require the submittal of a Tree Plan Two application for the removal of five (5) or more Community Trees within a one (1) calendar year period on properties within the City that are more than one-half (1/2) acre in size. Chapter 90 (Definitions) of the Development Code defines a Community Tree as "a healthy tree of at least ten inches (10") DBH [Diameter Breast Height] located on developed, partially developed, or undeveloped land. Community Trees are not those trees identified as significant, historic, street, or conditioned trees or trees within a Significant Natural Resource Area."

The proposed amendment described above will affect only those properties having a total area more than one-half (1/2) acre in size, and containing Community Trees as defined by Chapter 90 (Definitions). In taking action on the proposed text amendment application, the Planning Commission shall base its decision on the approval criteria listed in Section 40.85.15.1.C.1-7 of the Development Code.

APPROVAL OF MINUTES FOR OCTOBER 16, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.